

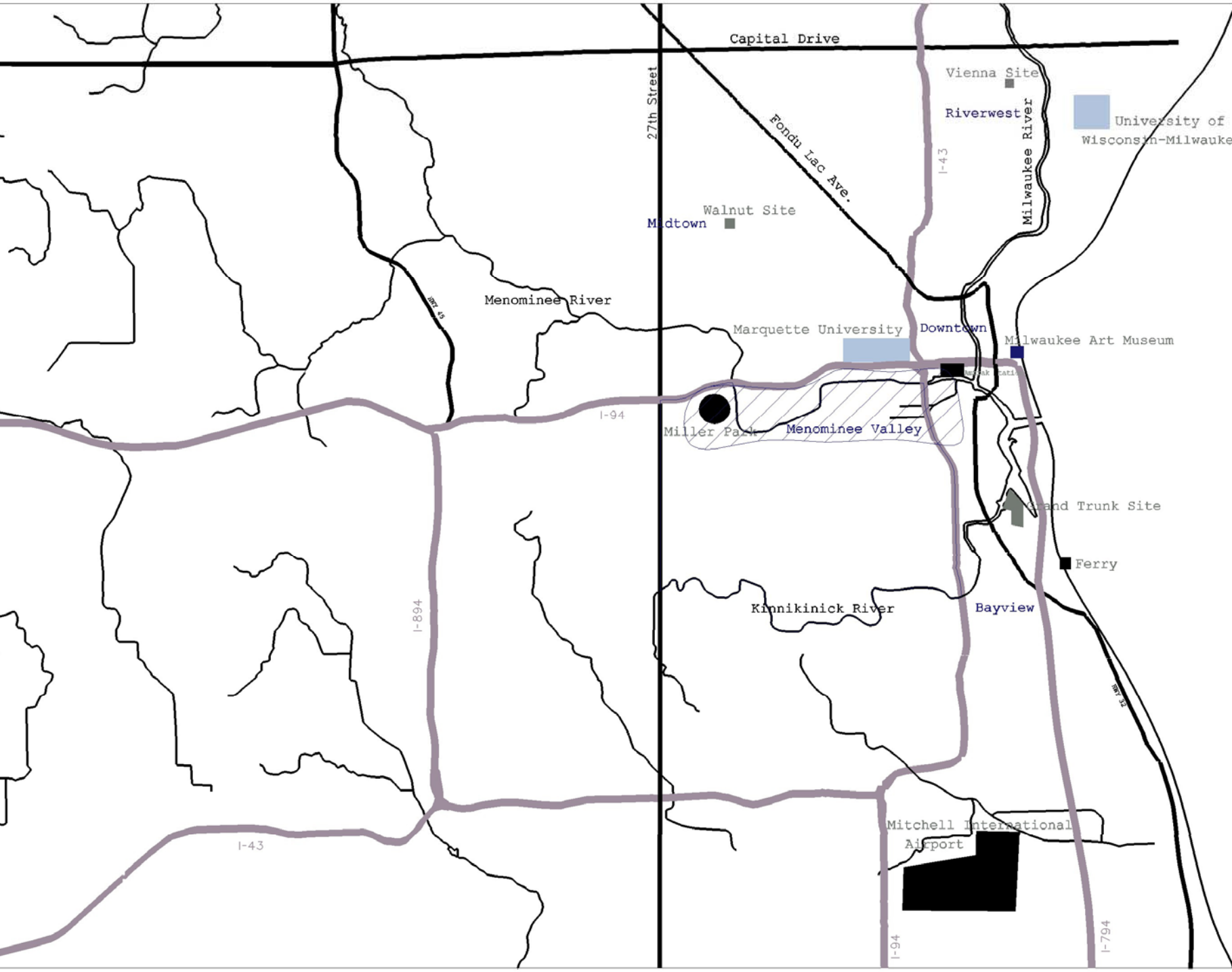
Redeveloping the Grand Trunk

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The Grand Trunk is a vacant 31 acre, abandoned industrial site that lies in the southern most part of the Port of Milwaukee and the northern most part of the Bayview Neighborhood. The City of Milwaukee seeks proposals for creating the “highest and best use for this property.”

Some considerations:

- The site has immediate access to waterways and rail, and is near to public transit routes and bicycle routes (Kinnickinnic Ave. and Bay St.)
- Your proposal should provide a framework for guiding development that optimizes long-term public and private investment while promoting the site’s assets such as the Kinnickinnic River, native habitats, and access to nearby urban neighborhoods.
- Because of its proximity to Downtown, Bayview and other areas and with a significant waterfront, the Grand Trunk site should be considered for a mix of uses that may include some combination of commercial/industrial, residential and public open space uses with a special emphasis on water access.
- The site and its wetlands drain directly into the KK River. Filtering of stormwater runoff should be designed into the project.





Neighborhood Aerial Photo

◀ North

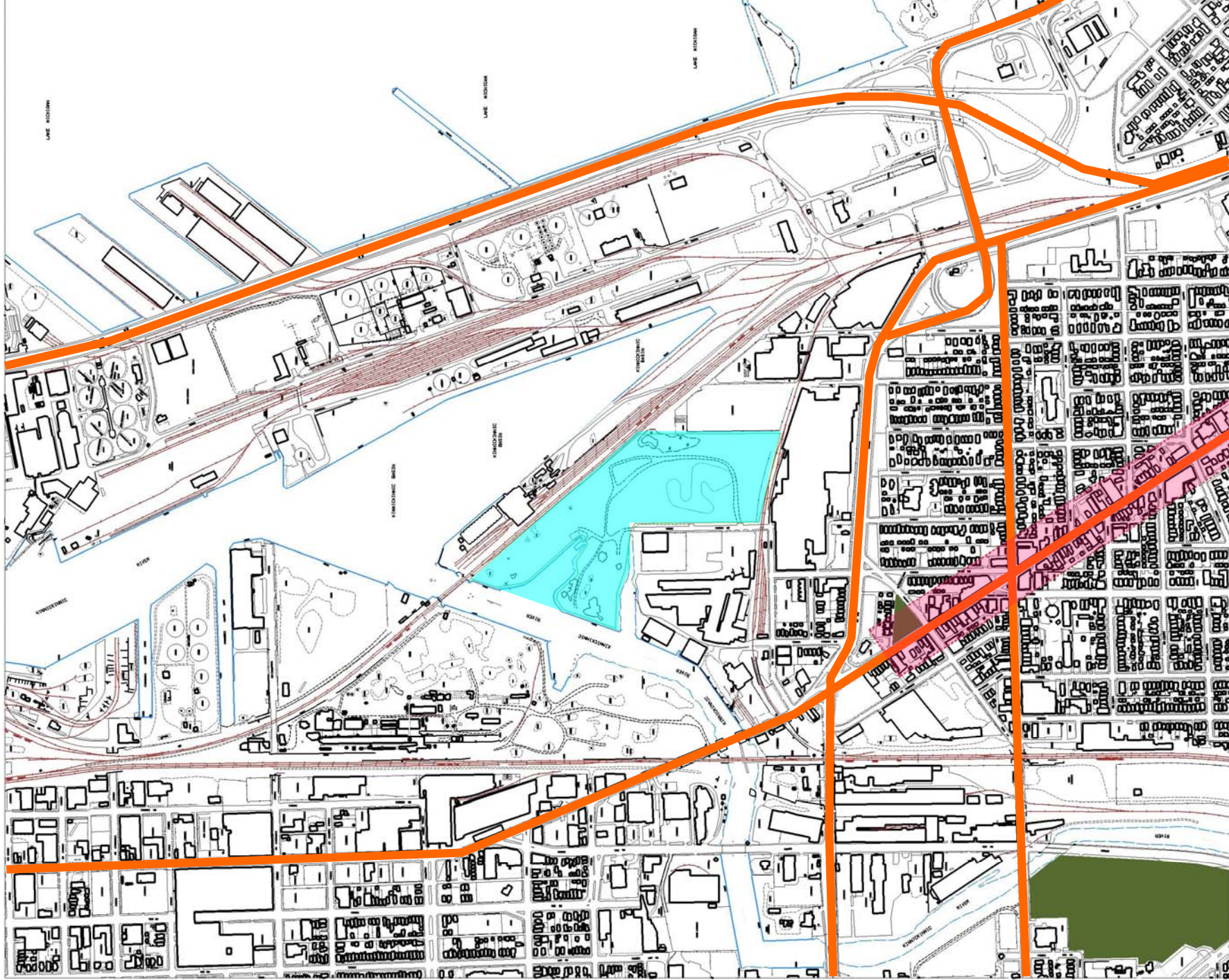


Grand Trunk Neighborhood Drawing

Scale (feet)

0 200 400

1



Grand Trunk Neighborhood Drawing

Scale (feet)

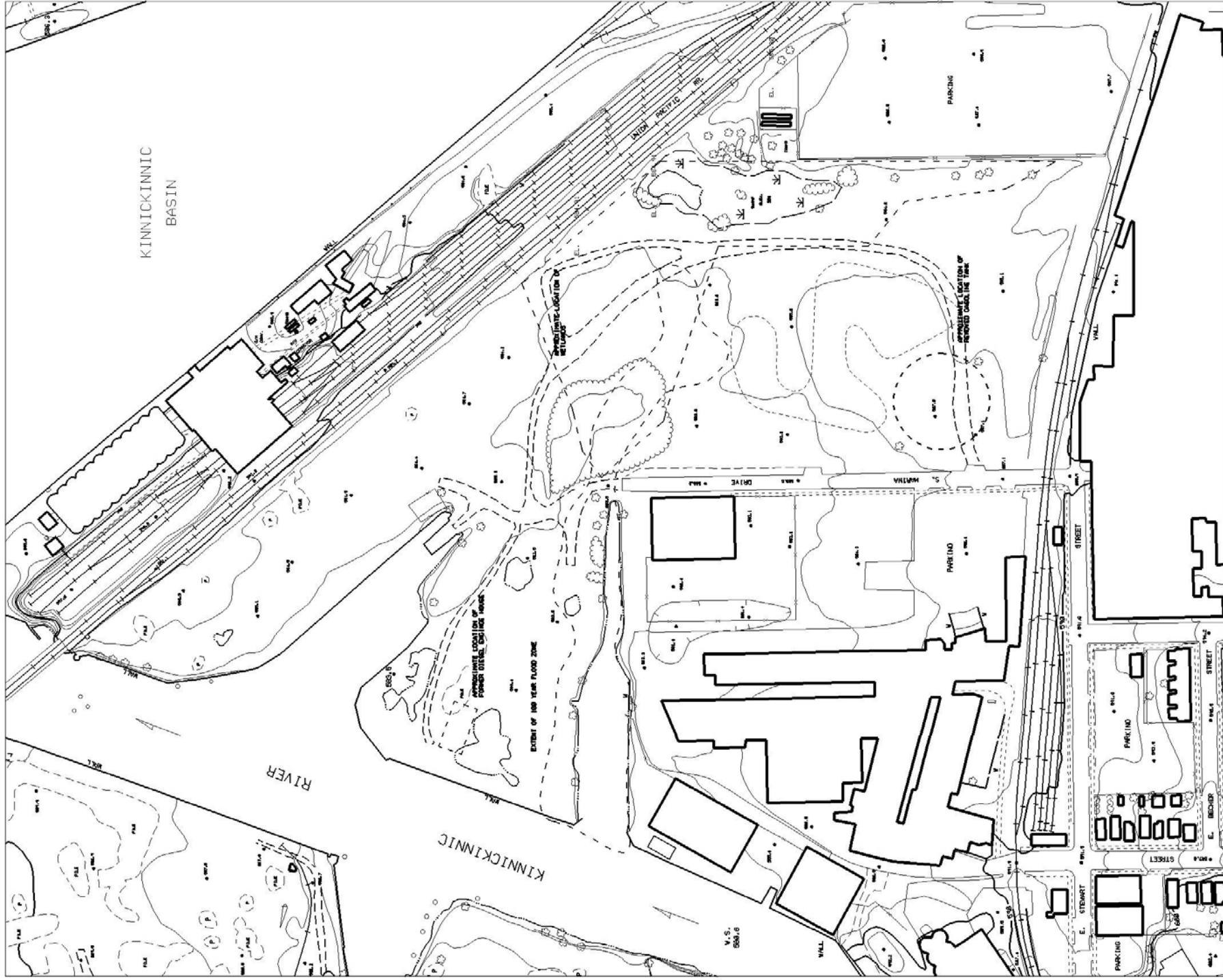
0 200 400

1



Site Aerial Photo

◀North



Grand Trunk Site Drawing

Scale (feet)



Environmental Assessment (Summary)

The Phase One and Two assessments listed the following conditions:

- The site was originally a marshland and has been filled and raised +/- 5 ft.
- An underground gasoline tank was removed (see diagram). Concentrations of gasoline contamination were found in the soil at this location. High levels of diesel contamination were found here as well.
- Eastern and northern portions were railyards. Significant diesel contamination was found in soil throughout these areas.
- High levels of diesel contamination was found in soil surrounding of the former diesel engine house (see diagram).
- Metals are present in soils throughout, however only arsenic is found in excess. This is presumed to be a naturally occurring phenomena
- Excessive chemical components from petroleum, coal tar and creosote were found in groundwater. Mercury and silver were found in excess as well. Groundwater flows directly into the Kinnickinnic River.

Wetlands Assessment (Summary)

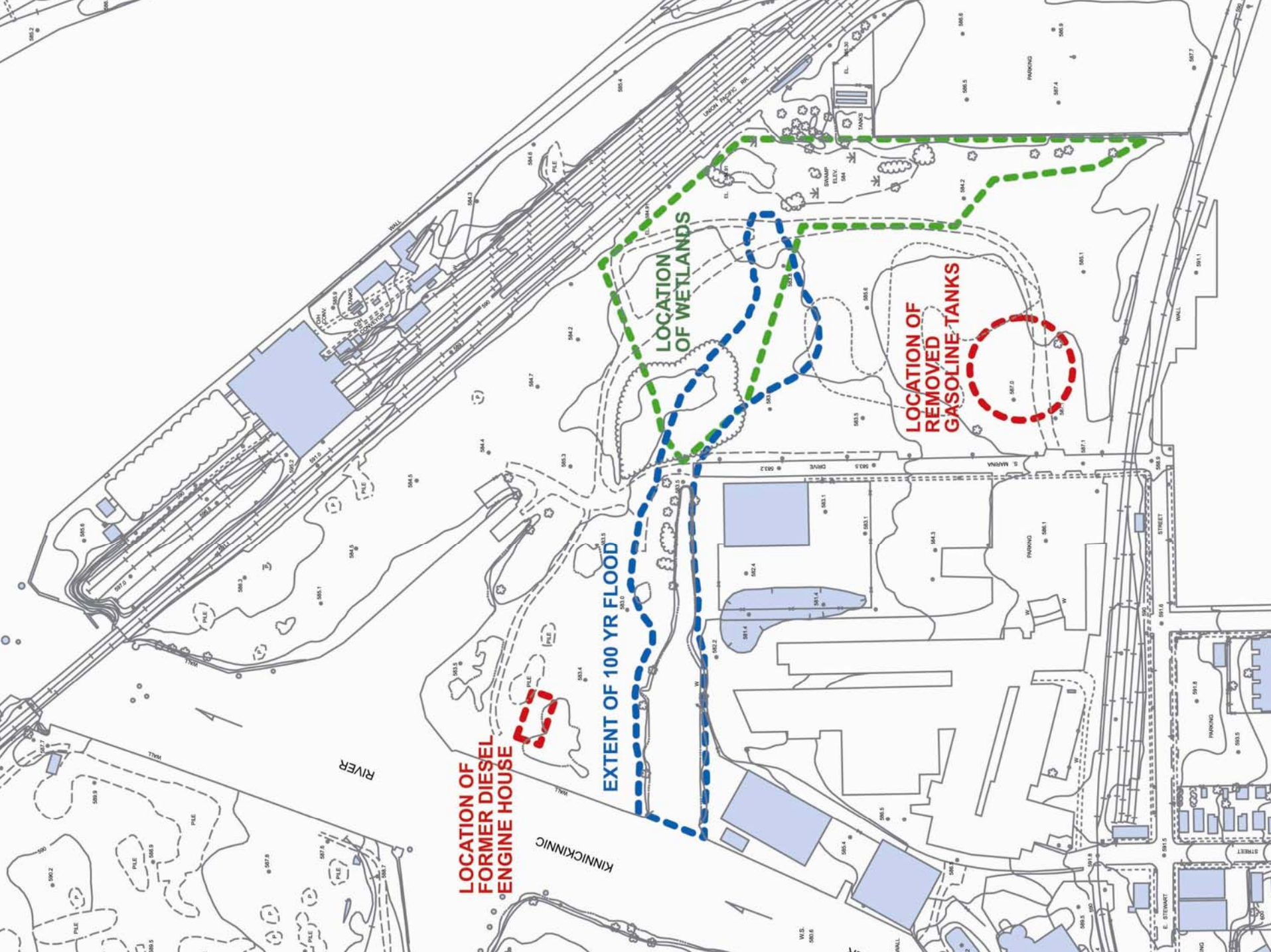
The wetlands assessment stated the following:

- A portion of the site is within the FEMA 100 year floodplain (see diagram).
- A classified wetland area exists on the site (see diagram) hydraulically connected to the Kinnickinnic River.
- The wetland consists of three vegetative communities:

Forested, covering the area within the floodplain and the eastern edge.

Pond, in eastern corner (see diagram)

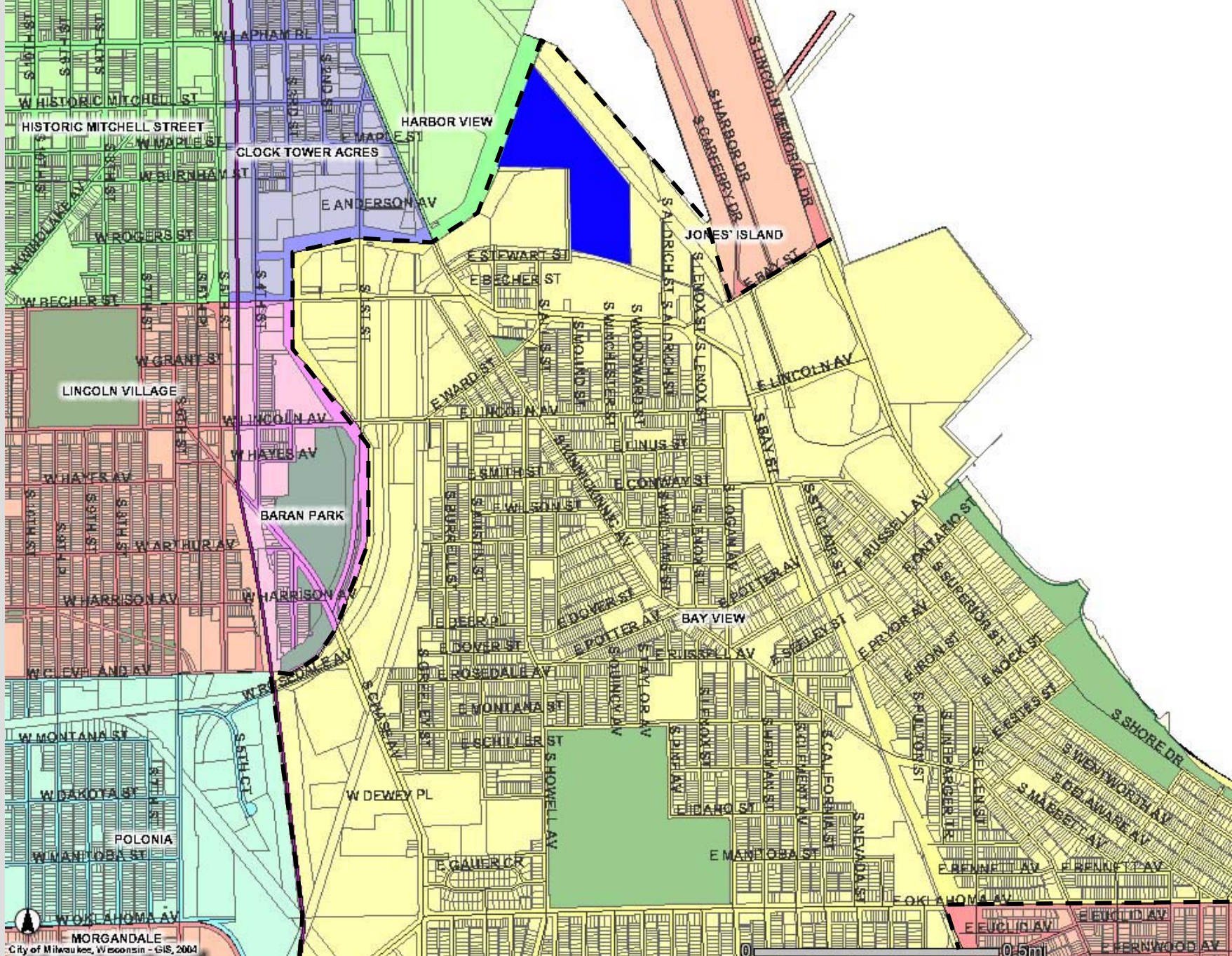
Herbaceous, primarily reed grass, in remaining northern area.



Neighborhood Information

The Grand Trunk site is in the northern most part of the Bayview Neighborhood, one of the largest geographical areas of Milwaukee's designated neighborhood.

- Bayview consists largely of one and two family houses with of moderate density (app. 10du/ac). Kinnickinnic Avenue is the major retail commercial street.
- Two prominent and active organizations are the Bayview Business Association and the Bayview Neighborhood Association.
- In the late 20th century Bayview saw declines in population and income level comparable to Milwaukee as a whole. However, recently these trends began to reverse. Bayview is now recognized as a gentrifying neighborhood with a high percentage of young adults.
- To the west across the KK River and I-94 lies Milwaukee's Southside, a neighborhood of higher density and much higher levels of poverty (30%+).
- Current planning to improve the area's neighborhoods includes the Kinnickinnic River Action Plan (16th St Health Ctr. and Great Lakes Water Institute). A newly formed Business Improvement District along both sides of the KK River is emphasizing river oriented businesses.



Neighborhoods defined by City of Milwaukee



Southern edge of site, looking east from Marina DR



Entrance to site at end of Marina Dr., looking north



Across the site, looking from north to south, through Forested Wetland



Wetland, from northern Herbaceous zone looking south to Forested zones



Across the southern section of the site, from eastern side looking west



Northeastern edge of site, from east looking northwest



Harbor cut (northwest area) looking northwest to KK River and beyond



Across northwestern area of site, looking over harbor cut toward Downtown



Across harbor cut, looking north toward KK River and Downtown



Northwestern edge of site, looking south along KK River



From southwest river edge (marina) looking northeast toward neighboring plant



From northwestern area of site looking south to neighboring warehouse



From neighboring marina (west) looking toward Marina Dr and Forested Wetland



KK River, looking south from neighboring marina



Kinnickinnic Ave, looking north to Bay St.



Kinnickinnic Avenue in Bayview